

## Restaurant/café opportunity in prominent City Centre location

### Refurbished to a high standard

**338.73m<sup>2</sup>**  
**(3,646ft<sup>2</sup>)**

- Ground floor sales - 1,859ft<sup>2</sup> / Basement - 1,787ft<sup>2</sup>
- Exciting F&B led location
- Ideal for café/restaurant with other uses considered, subject to planning
- The premises has been prepared to a high quality white box specification
- Rent in the region of £35,000 per annum exclusive
- E class premises
- Available immediately



**TO LET**



Location



Gallery



Contact

## Location

Derby is a major East Midlands city with a resident population of approximately **256,800** and **2.1 million within a 45 minute drive time**. The city is home to a renowned university and major employers such as Rolls Royce, Toyota, Bombardier and Vaillant and boasts the highest average UK salary outside of London and the home counties (source Marketing Derby).

The premises occupy the key gateway position with dual frontages to The Strand and St James Street, the heart of the Cathedral Quarter. St James Street is effectively the route that links the £200,000,000 Becketwell regeneration scheme (the first phase – 300 BTR apartments fully let and operated by Grainger Plc, second phase the new city centre Vaillant Derby arena with 3,500 capacity), and Derby's recently opened £35M Market Hall. The imminent phase of the transformation of St James Street will involve substantial traffic calming / additional pedestrianisation to provide al fresco commercial opportunities alongside the comprehensively restored Listed buildings. Businesses in the vicinity comprise a mixture of offices, retail and F&B with occupiers including **Cubo Offices**, **Bulkhead**, **Coffee#1**, **Phenix Salon Suites**, **Molly Malone Irish Bar**, **Turtle Bay**, **Revolucion de Cuba** and a host of high quality independents, such as **Omomo**, **Glamberry** and more.

The restoration and release to the market of this prime unit forms a key part of a £10M regeneration project involving adjacent commercial premises, some of which are now under offer, the delivery of the Tramshed – Derby city centres first new Grade A 12,000 sq.ft office scheme for 15 years – now fully let to Bulkhead, plus, the introduction of new apartments and from Spring 2026, within The Yard, the new vibrant box park type of leisure hub connecting Sadler Gate and St James Street.

## The Property

The premises are laid out over ground and basement, within a stunning heritage building. Internally, the ground floor layout is largely open plan, with the basement separated into individual rooms. The premises has been prepared to a high quality white box specification, benefitting from electric and gas supplies.





Location



Gallery



Contact



## Accommodation

The property comprises the following approximate areas:-

Floor	m <sup>2</sup>	ft <sup>2</sup>
Ground floor sales	172.71	1,859
Basement	166.02	1,787
<b>Total</b>	<b>338.73</b>	<b>3,646</b>

## Lease Terms

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed.

## Rent

The property is available at a rent in the region of:-

**£35,000 per annum exclusive**

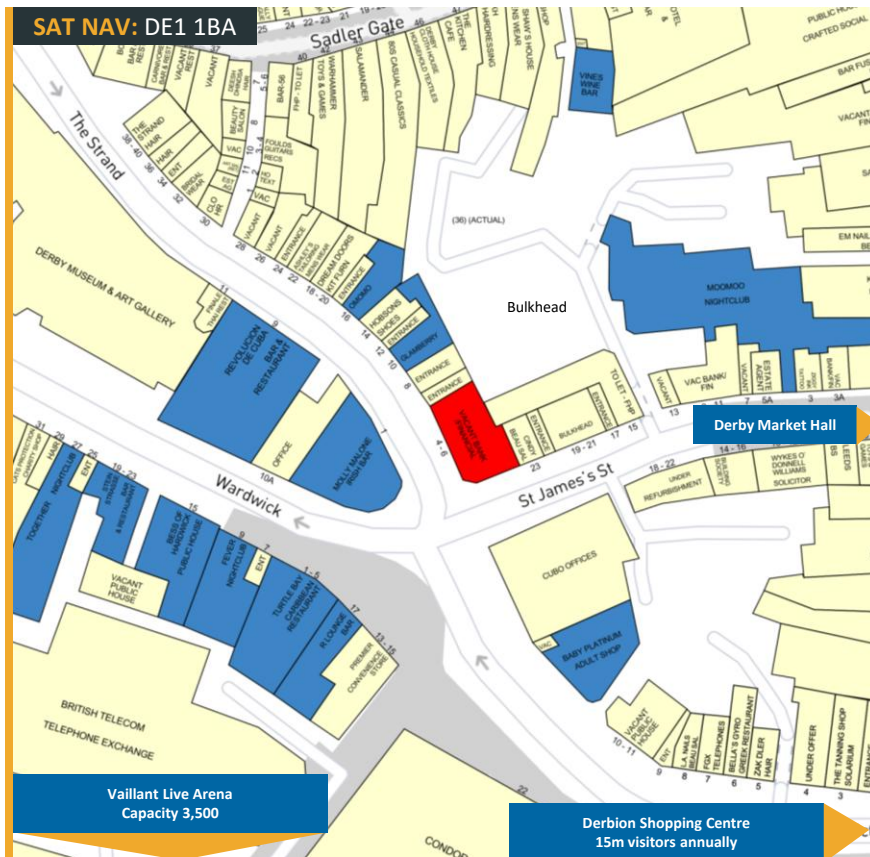
## Planning

It is understood the property falls within **Use Class E** and can therefore be used for the following uses; retail shop, financial & professional services, café or restaurant, office use, clinic, health centre, creche and gym.

## VAT

VAT is applicable at the prevailing rate.





## Business Rates

We understand from the Valuation Office Agency that the property is assessed as follows:-

Rateable Value (2023): £18,250

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 75% on the rates payable from 1/04/2024 to 31/03/2025 (up to a total saving of £110,000 per business). This information is for guidance only and all parties should check themselves with the local billing authority.

## EPC

The property has an EPC rating of C.

## Legal Costs

Each party are to bear their own legal costs incurred.

## Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

**Tom Wragg**

07970 168 138

[tom@fhp.co.uk](mailto:tom@fhp.co.uk)

**Harry Gamble**

07398 443 828

[harry.gamble@fhp.co.uk](mailto:harry.gamble@fhp.co.uk)



**Fisher Hargreaves Proctor Ltd.**

North Point, Cardinal Square,  
10 Nottingham Road,  
Derby, DE1 3QT  
[fhp.co.uk](http://fhp.co.uk)

09/12/2025

Please [click here](#) to read our "Property Misdescriptions Act". E&OE.